

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

---

Property Address:	<b>3312 Newark Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>		Consent Calendar
Meeting Date:	<b>October 25, 2012</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>12-568</b>		New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b>	Alteration

---

On behalf of owner Zuckerman Partners LLC, architect Ankie Barnes seeks concept review of an addition to a house in the Cleveland Park Historic District. As with several others in the 3300 block of Newark, the house was designed by architect Frederick Pyle for Cleveland Park developer John Simpson. Built in 1908, the eclectic building features side gable roof with asymmetrical gambrel and gable dormers on the façade and an offset porch with intersecting shed and gambrel roofs. The siding is wood shingle over a stone foundation. The garage is a 2-car gable-roofed structure shared with the house next door.

**Project Description**

The proposal would add to the rear of the house at all four levels and make minor fenestration modifications on the sides. The addition would be one story on the west side, projecting 8 feet beyond the existing rear wall and two stories on the east, where its 21-foot length is about 3 feet longer than the existing first floor screened porch and 9 feet longer than the second floor porch. The addition would feature a gambrel roof with dormers, multipane windows, and a Juliet balcony on the second floor. A gambrel roofed dormer would spring off the rear roof, below the existing ridgeline, expanding the attic space. A deck would project 10 feet into the rear yard on the west side and 16 feet on the east, leaving an opening to allow the existing tree to remain. Additional space is captured beneath the deck at the basement level.

Window changes proposed on the east elevation, where the house sits tight with its neighbor, would shift the openings on the first floor and add a window on each floor. On the west, a window at the rear would be infilled and a single pane window would be replaced with a multipane sash more consistent with historic window design. Finally, the project seeks to remove the brick chimney from the front of the roof.

**Evaluation**

In response to neighborhood concerns, the addition has been dramatically scaled back in size and reworked to allow a tree to remain in place, around which the deck will be built. The addition would be significantly blocked from view on the east due to the close proximity of the neighboring house and on the west results in only a one-story, 10-foot projection at the rear. The addition is demarcated by an inset of 4" on the west and 1 foot on the east (*NOT shown on the enclosed plans*) and by a change in foundation material from stone on the original house to stucco on the addition. This inset is more than the existing rear porches, which are flush with the side of the house. The addition has been designed with close attention to the house's existing form and materials, using gambrel roofs and shingle siding.

The window alterations would be largely obscured on the east and would nonetheless maintain the historic character of the existing windows. On the west, a non-historic sash will be replaced with a more compatibly designed window. The chimney is a utilitarian brick mass on the front side of the roof and is not considered a character-defining feature of this house and its removal will not diminish the historic qualities of the property.

In form, scale, massing, and materials, the project is compatible with the subject house and with the character of the Cleveland Park Historic District and is consistent with previous Board approvals in Cleveland Park.

**Recommendation**

The HPO recommends that the Board find the alterations to be compatible with the character of the historic district and consistent with the preservation act and delegate final approval to staff.